

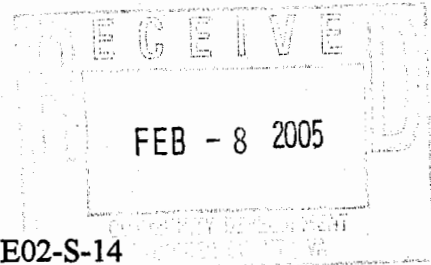
# SUFFIELD MEADOWS

## ATTACHMENT 1

Suffield Meadows, LLC  
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February 7, 2005

Department of Community Development  
Fauquier County, Virginia  
40 Culpeper Street  
Warrenton, Virginia 20186  
Attention: Frederick P.D. Carr – AICP, Director



Re: Suffield Meadows Special Exceptions #SE02-S-13 and #SE02-S-14

Dear Mr. Carr,

On May 20, 2002, the Board of Supervisors approved two Special Exceptions and a Comprehensive Plan Amendment for the Suffield Meadows age restricted community. With this approval, there were certain conditions as outlined in the June 3, 2002 letter from Elizabeth Cook. Condition No. 4 of that approval states as follows:


**4. The special exception shall expire and be null and void unless a Certificate of Occupancy for the first occupied unit or building is issued within three (3) years of the date of approval for the special exception, or a Board of Supervisors extension is approved.**

Based on our current schedule, we will not be able to have a Certificate of Occupancy for the first unit or building by May 20, 2005, which is the three year period.

As you know we have diligently pursued the project's site plan and other required approvals since the Board of Supervisor's approval of the special exceptions. As well we have been in for a building permit for the two condo buildings for a number of months. Upon receipt of the site plan approval and the land disturbance permits in August of 2004, we immediately proceeded with the site work. The site work is proceeding well. We will start construction on the two condo buildings upon issuance of the building permit, but will require an eleven month construction period to get to occupancy. The plan for the cottages and villas is to start construction in April of 2005, which will take 5 months to get to occupancy. And that start is of course subject to receiving the building permits in a timely manner. We have started sales and they are going very well. We are very anxious to start building the units.

We believe we should have occupancy before the end of 2005, but **we would like to request the Board of Supervisors to grant a 1 year extension to condition no. 4 of the Special Exceptions #SE02-S-13 and #SE02-S-14.** We herein request that this request be heard at the Board's March 2005 meeting. Thank you for your cooperation in this matter.

Yours truly,

  
Gary C. Hill  
Manager  
Suffield Meadows LLC